

When recorded return to:
Sanny Catubo and Corey Catubo
1238 Independence Blvd
Sedro Woolley, WA 98284

201903290106
03/29/2019 01:55 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037479

CHICAGO TITLE

620037479

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan M. Payne, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sanny Catubo and Corey Catubo, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn of SW of 28-34-3E

Tax Parcel Number(s): P22872 / 340328-3-004-0005

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2019

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 26, 2019

Susan M. Payne
Susan M. Payne

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Susan M. Payne is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 26th, 2019

Ashley Nelson
Name: Ashley Nelson
Notary Public in and for the State of WA
Residing at: Carnegie Island
My appointment expires: 9-9-21

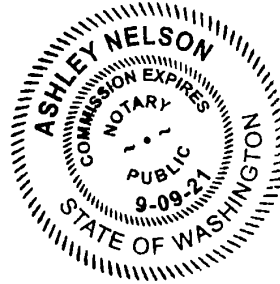


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22872 / 340328-3-004-0005

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28;
THENCE NORTH 00°09'23" WEST 1566.98 FEET ALONG THE WEST LINE OF SAID SECTION 28 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°50'37" EAST 200.00 FEET;
THENCE NORTH 00°09'23" WEST 449.00 FEET;
THENCE NORTH 89°50'37" EAST 160.00 FEET;
THENCE NORTH 00°09'23" WEST 150.00 FEET;
THENCE SOUTH 89°50'37" WEST 240.00 FEET;
THENCE SOUTH 00°09'23" EAST 185.00 FEET;
THENCE SOUTH 89°50'37" WEST 120.00 FEET TO SAID WEST LINE OF SECTION 28;
THENCE SOUTH 00°09'23" WEST 414 FEET ALONG SAID WEST LINE OF SECTION 28 TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS TRACT A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 201111030102).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Title Notification and the terms and conditions thereof:

Recording Date: December 5, 2006
Recording No.: 200612050054

2. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: December 5, 2006
Recording No.: 200612050055

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment :

Recording No: 201111030102

4. City, county or local improvement district assessments, if any.

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."